

6 November 2017

TZG Architects
117 Reservoir Street
Surry Hills NSW 2010

Attention: Lauren Sideris

Dear Lauren,

**RE: TARONGA ZOO – THE AFRICAN SAVANNAH & CONGO PRECINCT
BCA COMPLIANCE STATEMENT FOR SSSA SUBMISSION**

This statement has been prepared to verify that Blackett Maguire + Goldsmith Pty Ltd have undertaken a review of the architectural documentation that will accompany the State Significant Development Application to Department of Planning and Environment for the proposed Taronga Zoo African Savannah & Congo Precinct project against the Building Code of Australia 2016 (BCA).

PROPOSED DEVELOPMENT

The proposed development comprises construction of a new African Savannah and Congo exhibit to sustainably manage the welfare of a large group of animals, while showcasing the African Savannah and Congo regions.

The project includes the construction of several stand-alone buildings comprising:

- + Giraffe/Zebra Exhibit
- + Meerkat & Fennec Buildings
- + Cliff Village Huts
- + Lion Exhibit
- + African Waterhole
- + Gorilla Exhibit
- + Okapi Exhibit
- + Okapi & Gorilla Viewing Shelters

COMPLIANCE STATEMENT OBJECTIVES

The objectives of this statement are to:

- a) confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
- b) confirm that the proposed new building works can readily achieve compliance with the BCA pursuant to clause 145 of the *Environmental Planning & Assessment Regulation 2000*.
- c) accompany the State Significant Development Application submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under Section 96 of the *Environmental Planning and Assessment Act 1979*.

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development. The development will be subject further assessment following receipt of more detailed documentation at Construction Certificate stage.

This statement has been prepared pursuant to clause 18 of the *Building Professionals Regulation 2007*.

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RELEVANT VERSION OF THE BCA

The proposed building will be subject to compliance with the relevant requirements of the BCA as in force at the time the application for the Construction Certificate was made, or in the case of Crown Building Works, the date on which the works were tendered.

The current version of the BCA is the BCA 2016, with the next version of the BCA coming into effect on the 1 May 2019. As such, this review has been undertaken against the BCA 2016.

REFERENCED DOCUMENTATION

This report has been prepared based on a review of the revised SSDA architectural plans prepared by TZG architectural plans dated 27 October 2017.

BUILDING CLASSIFICATION

The new building works have been classified as follows:

	BCA CLASSIFICATION	STOREYS CONTAINED	RISE IN STOREYS	TYPE OF CONSTRUCTION	EFFECTIVE HEIGHT
+ GIRAFFE/ZEBRA EXHIBIT:	Class 9b	Two (2)	Two (2)	Type B	Less than 12m
+ MEERKAT ENCLOSURE:	Class 5 & 7b	One (1)	One (1)	Type C	Less than 12m
+ FENNEC ENCLOSURE:	Class 5 & 7b	Two (2)	Two (2)	Type C	Less than 12m
+ CLIFF VILLAGE HUTS:	Class 9b	One (1)	One (1)	Type C	Less than 12m
+ LION EXHIBIT:	Class 5, 7b & 9b	One (1)	One (1)	Type C	Less than 12m
+ AFRICAN WATERHOLE:	Class 6 & 10a	One (1)	One (1)	Type C	Less than 12m
+ GORILLA EXHIBIT:	Class 5, 7b & 9b	One (1)	One (1)	Type C	Less than 12m
+ OKAPI EXHIBIT:	Class 5 & 7b	One (1)	One (1)	Type C	Less than 12m
+ OKAPI & GORILLA VIEWING SHELTERS:	Class 9b	One (1)	One (1)	Type C	Less than 12m

SUMMARY OF MATTERS REQUIRING PERFORMANCE SOLUTIONS

Arising from our review, the following comprises a summary of the matters that will require fire engineered Performance Solutions prior to issue of the Crown Certificate/Construction Certificate:

BCA CLAUSE/S	DESCRIPTION
1. D1.4	The exit travel distance to a single exit from within the Okapi BOH is 22m in lieu of DTS maximum of 20m.

Please note that the above matters have been identified arising from a review of the DA architectural plans. A further detailed assessment of the Construction Certificate architectural plans will be undertaken prior to issue of the Construction Certificate.



PRELIMINARY FIRE SAFETY SCHEDULE

The following comprises a summary of the statutory fire safety measures that are required to serve the buildings:

Statutory Fire Safety Measure	Design / Installation Standard	Buildings >500m ² in floor area	Buildings <500m ² in floor area
Automatic Fail Safe Devices	BCA Clause D2.21	✓	✓ ⁽¹⁾
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2015	✓ ⁽²⁾	✓ ⁽²⁾
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2005	✓	
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2005	✓	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005	✓	
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005	✓	✓ ⁽²⁾
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓	✓

Notes:

1. Where applicable.
2. Where required by Taronga Zoo as part of facility wide protection.
3. Additional fire safety measures may be required arising from any fire engineered Performance Solutions.

Please note that the above schedule will need to be revised prior to issue of the Construction Certificate to reference any proposed Fire Engineering Report and incorporate any additional measures required by the proposed Alternative Solutions.

DISABILITY (ACCESS TO PREMISES-BUILDINGS) STANDARDS 2010

The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D3 & AS 1428.1-2009).

With respect to the proposed new building, compliance with the Access Code is achieved if the building complies with:

- + BCA clauses D3.1 to D3.12;
- + BCA clause E3.6;
- + BCA clauses F2.2 and F2.4.

The Access to Premises Standards also requires the 'Affected Part' to be upgraded to comply with the access code. In this regard, the Affected Part is the accessible path of travel from the principal entry to the new works.

Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment by the appointed Access Consultant.

CONCLUSION

This report confirms that BM+G have undertaken a review of the revised SSDA architectural plans for the proposed Taronga Zoo African Savannah & Congo Precinct project against the deemed-to-satisfy provisions of the Building Code of Australia 2016.

It is our experience that such compliance matters raised in this report are not uncommon for a development of this nature and that they can be readily addressed at Construction Certificate or Crown Certificate stage. In this instance, we are of the opinion that any amendments required to the design documentation in order to comply with the BCA can be addressed in the preparation of



the detailed documentation without giving rise to significant changes to the proposal as submitted for Development Application.

Arising from our review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA.

Yours sincerely,

Tony Heaslip

Director

Blackett Maguire + Goldsmith Pty Ltd